

### BELLA VISTA PARKWAY LOGISTICS FACILITY

February 3, 2023

**Project Number**

2022-1016

**Applicant**

Dan Marta - OKW

**Subject Property Address**

27501 Bella Vista Parkway

**General Location**

Southwest Corner of Bella Vista Parkway and Mill Street

**Property Owner**

Twenty Lake Holdings

**Existing Land Use Designation**

Office Park Use

**Existing Land Use**

Undeveloped/Vacant except for a private access drive

**Comprehensive Plan**

Office/Research

**Approvals Sought**

- Use Area Re-designation
- Special Use Permit for Revised Preliminary Planned Unit Development (PUD)
- Site Specific Amendments

**Submittals**

See Exhibit A



**LOCATION MAP**

### **PROJECT DESCRIPTION**

After receiving feedback from the Plan Commission during a Courtesy Review and the first Formal Public Hearing, Dan Marta, “the Applicant”, revised and submitted formal plans for a logistics facility at 27501 Bella Vista Parkway, “the Subject Property.” The Applicant is seeking approval to re-designate the 4.46 acre lot from Office Park Use to Light Industrial Use, a Special Use Permit for a Revised Preliminary Planned Unit Development (PUD), and related Site Specific Amendments to the Industrial Use Area Design Standards contained in the Cantera Development Control Regulations.

**This meeting constitutes the second Public Hearing for this project. This staff report currently reflects staff’s analysis of the most recent submission.**

### **BACKGROUND**

***Located in Cantera Subarea F, the Subject Property is one of the few remaining undeveloped properties within the Cantera Development. The site’s historical use as a quarry influences its development potential today. The site’s soil is largely made up of fill and creates development challenges and site constraints which restrict building location.***

***The Applicant approached the City in October of 2022 indicating interest in developing the Subject Property. The Applicant pursued the Courtesy Review process and received feedback from Community Development Department staff, the Plan Commission, and the Zoning Board of Appeals at the December 8, 2022, Plan***

**Commission/Zoning Board of Appeals meeting. The Courtesy Review memo submitted by the Community Development Department is attached as “Exhibit B.” More recently, the Plan Commission heard the first Formal Public Hearing for this project on January 19<sup>th</sup>, 2023. The Applicant submitted a revised proposal based on feedback received at the first Formal Public Hearing and subsequent meetings with Community Development Department staff.**

## **ANALYSIS**

The applications and revised documents listed on attached Exhibit A are posted on the City’s website at the following link: <https://www.warrenville.il.us/851/Cantera-Logistics-Facility> .

**Land Use/Use Area Designations:** To accommodate the proposed logistics facility which contains office and warehouse space, the land use designation for the site must be changed from Office Park Use to Light Industrial Use. This re-designation would be consistent with the use designation for the lot directly north of the Subject Property.

**Lot Area and Proposed Improvements:** The Subject Property measures approximately 4.46 acres in size and is one of the few remaining undeveloped lots within the Cantera Development. Currently, the only improvements on the lot are sidewalks along Mill Street and Bella Vista Parkway and an access drive on the westernmost edge of the property, which serves adjacent lots. The Applicant proposes to build a 33,343 square foot logistics facility that will provide warehouse and office space for up to eight tenants.

**Building Setbacks:** The site plan depicts the proposed logistics facility within the building setback requirements as outlined in the Cantera Development Control Regulations. **Table 1** below provides required setback requirements for the Subject Property.

**Table 1**

<b>Yard</b>	<b>Setback (feet)</b>
Front Setback – Mill Street (E)	150’
Collector Street Setback – Bella Vista Parkway (N)	75’
Side and Rear Yard Setback (W,S)	20’

Source: Cantera Development Control Regulations

**Utilities:** The Applicant is proposing to connect to an existing watermain and an existing sanitary sewer service along the north/south private access drive.

**Stormwater Management:** An existing stormwater management basin sits to the southwest of the Subject Property. The Applicant has confirmed that the proposed new impervious surface area is less than the original design of the lot when the stormwater management basin was built. However, the size of the proposed project triggers the requirement for Post Construction Best Management Practices for Water Quality.

**Site Circulation and Access:** There are two proposed full access driveways. One along Bella Vista Parkway and another along the private access drive at the west end of the property. The Applicant submitted a Truck Turning Exhibit which shows the circulation of box trucks, semi trucks, and firetrucks.

**Parking/Traffic:** The proposed site plan shows 75 parking spaces, including four accessible parking spaces, placed evenly throughout the development. After feedback received at the first Formal Public Hearing,

the Applicant submitted a revised proposal moving the overhead doors along the east façade of the building to the rear of the building.

**Sidewalk Improvements:** Concrete sidewalks already line the north and east property lines. The Applicant proposes new sidewalks along the west and south perimeter's of the proposed building and a sidewalk connecting the walk along the north property line to the parking lot.

**Building Design and Materials:** The character elevations submitted for the logistics facility show precast concrete panels accented by architectural features on the northeast, northwest, and southwest corners of the building and at each of the tenant entrances (see "Floor Plan and Elevations" dated 1-27-23). Canopies are proposed to hang over each rear tenant entrance. The Applicant also reduced the height of the building from 36 feet to 26 feet.

**Landscaping:** The landscape plan shows trees and shrubs along the north property line to act as screening. Along the south property line, and particularly near the loading dock, the Applicant proposes planting trees to act as screening. Responding to Plan Commission and Staff's feedback, the Applicant is proposing to widen the foundation landscaping along the north and east façades of the building to 8'4" and 7'6", respectively.

## I. REVISED PRELIMINARY PUD AND OTHER SPECIAL APPROVALS (These requests are matters that require a formal Public Hearing)

In addition to the requested Revised Preliminary Planned Unit Development, Community Development Department staff has identified the following Site Specific Amendments required to the Cantera Development Control Regulations to permit the project as proposed:

- Allow a corner lot on a principal arterial street less than 5 acres in size (Section V.C.2.a)
- Allow a corner lot along a principal arterial street to have a width less than four hundred feet (400') (Section V.C.3.b)
- Allow less than fifteen feet (15') of foundational landscaping along the north, east, and west sides of the proposed building (Section V.C.6.e)

In evaluating the suitability of a proposed Special Use, the Plan Commission and City Council shall examine the following characteristics of the proposed use and its individual structures or components (Community Development Department staff's responses are in *italics*):

### 1. Traffic

Any adverse impact of types or volumes of traffic flow not otherwise typical in the zoning district has been minimized.

*The Applicant proposes reconfiguring Bella Vista Parkway to accommodate a left turn lane into the site's northern access point.*

### 2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controlled.

*The proposed project will not produce adverse environmental impacts to a type or degree not characteristic of Permitted Uses in the zoning district.*

### 3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

*The proposed use of the site will fit with the character of the surrounding Light Industrial Use and Office Park Use districts. Staff does not foresee any undue deleterious effect on the environmental quality, property values, or neighborhood character caused by the proposed use.*

### 4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate disproportionate demand for new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

*The Applicant is proposing to improve Bella Vista Parkway with a left-turn lane. Furthermore, the project will connect to existing City utilities. Staff does not anticipate the project to create undue burdens on existing developments in the area.*

### 5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

*The proposed use will not be detrimental to the health or safety of employees, patron, or visitors associated with the use nor of the general public in the vicinity of the Subject Property.*

### 6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special Use or its particular location.

*Staff believes the proposed use will fit harmoniously within the surrounding area.*

## **II. PUD APPROVAL CRITERIA**

In recommending approval or conditional approval of a Preliminary/Final Plan for a Planned Unit Development (PUD), the Zoning Ordinance requires the Plan Commission to transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission's conditions are fulfilled. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are fulfilled. Community Development Department staff's findings are in *italics*:

### 1. SUPERIOR DESIGN

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

*The Applicant has worked with Community Development Department Staff to address internal feedback and feedback received at the Courtesy Review and first Formal Public Hearing from the Plan Commission. The Applicant's revised submission addresses the items staff identified as most important for the project: building height, building elevations, location of overhead doors, foundation landscaping.*

## 2. MEETS PUD REQUIREMENTS

The PUD meets the requirements for Planned Unit Developments set forth in this Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

*The Applicant is requesting the following site-specific amendments to the Cantera Development Control Regulations:*

- *Allow a corner lot on a principal arterial street less than 5 acres in size (Section V.C.2.a)*
- *Allow a corner lot along a principal arterial street to have a width less than four hundred feet (400') (Section V.C.3.b)*
- *Allow less than fifteen feet (15') of foundational landscaping along the north, east, and west sides of the proposed building (Section V.C.6.e)*

## 3. CONSISTENT WITH CITY PLAN

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

*The Comprehensive Plan designates the Subject Property for Office/Research use. Since the adoption of this plan, sections within Cantera Subarea F have been designated for Industrial Park Use. The Subject property would abut a section of Light Industrial Use area to its north, across Bella Vista Parkway.*

## 4. PUBLIC WELFARE

The PUD will not be detrimental to the Public health, safety, morals, or general welfare.

*Staff does not anticipate that the proposed project will be detrimental to the Public's health, safety, morals, or general welfare.*

## 5. COMPATIBLE WITH ENVIRONS

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

*Staff does not expect the proposed project to be injurious to the use, enjoyment, property values, or environmental quality of the immediate area, nor to the orderly development of the surrounding property.*

## 6. NATURAL FEATURES

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

*The only noticeable natural features on the site are the berm on the east end of the property along Mill Street and the natural slope of the property. The Applicant is proposing to keep the berm and configure the building in way to maintain the general grade of the site.*

## 7. CIRCULATION

Streets, sidewalks, off-street driveways, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size capacity, and design to ensure safe efficient circulation of

automobiles, trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

*A left turn lane is shown to be added on Bella Vista Parkway to increase the site's access. Furthermore, the City's Senior Civil Engineer recommends increasing the structural number of the private no name drive to accommodate truck traffic.*

#### 8. OPEN SPACES AND LANDSCAPING

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of the total public and common open space provided in residential areas render it useable for recreation purposes.

*No public or common open spaces are proposed on the site. The proposed landscaping meets the higher design and amenity standards of a PUD.*

#### 9. COVENANTS

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:

- a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body
- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

*Individual parcels are not proposed to be sold at a later date.*

#### 10. PUBLIC SERVICES

The land use and improvements are consistent with the anticipated ability of the City to support police and fire protection, water supply, sewage disposal, and other public facilities and services without placing undue burden on existing residents and businesses.

*The proposed land use and improvements are consistent and compatible with the City's public services in the adjacent area.*

#### 11. PHASING

Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities—or the provision of financial sureties guaranteeing their improvement—is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

*The Applicant is not proposing separate development phases for the project.*

### **III. CITY STAFF RECOMMENDED APPROVAL CONDITIONS (TO BE ADDRESSED IN FINAL PUD/ENGINEERING UNLESS OTHERWISE NOTED)**

1. **Engineering and Public Works Review:** The Applicant shall comply with the review comments and recommendations outline in the review memo from the City's Senior Civil Engineer, dated January 27, 2023 attached as "Exhibit C".

2. **Warrenville Fire Protection District (WFPD) Review:** The Applicant shall comply with the review comments and recommendations such as the sprinkler valve, fire alarm panel room, and fire hydrant placement.
3. **Resurfacing of Private Road:** The Applicant shall submit plans to resurface the private unnamed access road in accordance with the Senior Civil Engineer’s Review Memorandum.
4. **Landscape Plan and Documents:** The final PUD Landscape Plan shall be prepared in accordance with the requirements of Section 11. Landscaping and Screening, and contain a landscape concept statement, detailed plant list, and calculations confirming compliance with the various quantitative and qualitative requirements of Section 11 of the Zoning Ordinance.
5. **Landscape Maintenance Plan and Calendar:** A detailed Landscape Maintenance Plan and Maintenance Calendar shall be prepared for the proposed landscape design on the Subject Property. Such plan shall be reviewed by the Consulting City Arborist and approved by the City as part of the Final PUD for the subdivision.
6. **Coordination with Cantera Owners Association:** The Applicant shall submit correspondence with the Cantera Owners Association the proposed project, truck traffic on the unnamed shared road, and any shall provide any draft amendments to the private road access agreement.
7. **Coordination with Liberty Mutual:** The Applicant shall provide correspondence with the Liberty Mutual owner regarding the project, proposed modifications to the two driveways and access easements, and provide a draft amended access agreement with the property owner to the south regarding the removal of the western cross-access and easement.
8. **Fees and Security Guaranteeing Completion of Public Improvements:** The Applicant shall pay/submit all applicable review and inspection fees and the required security guaranteeing the completion of public improvements prior to recording of the Final PUD Ordinance for this project.

## **CONCLUSION**

***Based on the findings outlined in this report, staff recommends the Plan Commission conclude the second Formal Public Hearing and pass the following motions:***

- 1) ***“The Plan Commission recommends City Council approval for the re-designation of the Subject Property from Office Park Use to Light Industrial Use.”***
- 2) ***“The Plan Commission recommends City Council approval for the Revised Preliminary Planned Unit Development Special Use Permit with the following Site Specific Amendments to the Industrial Use Area Design Standards contained in the Cantera Development Control Regulations:***
  - a. ***Allow a corner lot on a principal arterial street less than 5 acres in size (Section V.C.2.a)***
  - b. ***Allow a corner lot on a principal arterial street to have a width less than four hundred feet (400’) (Section V.C.3.b.)***
  - c. ***Allow less than fifteen feet (15’) of foundational landscaping along the north, east, and west sides of the proposed building (Section V.C.6.e).”***

## **ATTACHMENTS**

- Exhibit A: List of Applications and Plan Submittals
- Exhibit B: Courtesy Review Memo
- Exhibit C: Senior Civil Engineer’s Review Memorandum

**EXHIBIT A****List of Applications and Plan Submittals**

1. General Application, 3 pages, prepared by Dan Marta, dated 12/28/2022
2. Application for Major Amendment in SD District, 3 pages, prepared by Dan Marta, dated 12/13/2022
3. Plat of Survey, 2 pages, prepared by Bock & Clark Corporation, dated 5/1/2020
4. Civil Engineer Plans, 3 pages, prepared by Norman J. Toberman & Associates, LLC, dated 1/11/2023
5. Photometric Plan, prepared by Quest Design Group, Inc., dated 9/8/2022
6. Landscape Plan, 1 page, prepared by OKW Architects, dated 1/10/2023
7. Truck Turning Exhibit, 1 page, prepared by OKW Architects, dated 1/26/2023
8. Floor Plan, 1 page, prepared by OKW Architects, dated 1/26/2023
9. Enlarged Tenant H Plans with Elevations, prepared by OKW Architects, dated 1/26/2023
10. Elevations, 7 pages, prepared by OKW Architects, dated 1/26/2023
11. Review of Comments and Responses, 5 pages, prepared by OKW Architects, submitted 2/1/2023



# CITY OF WARRENVILLE

# MEMORANDUM

TO: Plan Commission/Zoning Board of Appeals  
FROM: Jack Maszka, Planner/GIS Technician  
SUBJECT: COURTESY REVIEW FOR PROPOSED LOGISTICS FACILITY  
AT THE CORNER OF BELLA VISTA PKWY AND MILL STREET  
DATE: December 2, 2022

## **Property Information:**

***Applicant:*** OKW Architects

***Address:*** Property is currently known as 27501 Bella Vista Parkway  
Proposed development will be assigned a separate address.

***Location:*** Located on the southwest corner of Bella Vista Parkway and Mill Street

***Zoning:*** The parcel is currently zoned as Special Development for Office Park Use

***Site Area:*** One existing parcel/lot containing approximately 4.46 acres

***Site Improvements:*** Except for a private access drive on the westernmost portion of the lot and sidewalks along the north and west lot lines, the subject area remains undeveloped. Surface parking lots and a four-story office building are located to the south.

## **Summary of Applicant Proposal**

OKW Architects (the “Applicant”) is interested in developing the lot on the southwest corner of Bella Vista Parkway and Mill Street (the “Subject Property”) into a 33,343 square foot multi-tenant logistics building for warehouse and office use. The current Special Development zoning designation allows for office, but does not allow warehouse uses as a permitted use. The Applicant is interested in applying for a Site Specific Amendment to rezone the parcel from Office Park Use to Light Industrial Use to accommodate the proposed multi-tenant logistics building. The parcel directly north of the property is currently zoned as Light Industrial Use.

The Applicant has submitted the following documents, compiled and attached as “Attachment A”, to explain and illustrate the proposal and related site specific amendment request:

- A Summary of Proposal from the Applicant, dated October 19, 2022, outlining the scope and details of the proposal and site specific amendment request

- A Letter of Authorization, dated October 19, 2022, from the Subject Property owner, 27201 Bella Vista Pky Warrenville, LLC, authorizing the Applicant to conduct activities related to the Courtesy Review and zoning approvals
- A Tax Payment Voucher, dated May 1, 2022, and a Tax Bill, dated 2020, submitted as proof of ownership
- A Plat of Survey showing the existing conditions on the Subject Property and the adjacent lot to the south dated July 20, 2020 and prepared by Bock & Clark Corporation
- A Topographic Survey showing the proposed development and topography prepared by Norman J. Toberman & Associates, LLC and OKW Architects and dated October 17, 2022
- Two aerial images submitted by OKW Architects, one dated 1998 and the other 2021, depicting the historical and current conditions of the site
- A Site Plan showing the proposed site improvements, prepared by OKW Architects and dated October 19, 2022
- A Floor Plan outlining the conceptual layout of the multi-tenant warehouse space, prepared by OKW Architects and dated October 19, 2022
- Building Elevations depicting the proposed elevations and building materials for the multi-tenant warehouse space, prepared by OKW Architects and dated October 19, 2022
- A Concept Image of the completed multi-tenant warehouse, prepared by OKW Architects and dated October 19, 2022

### **Background**

Located in Cantera Subarea F, the Subject Property is one of the few Cantera properties yet to be developed. The main development hurdle is the unsuitability of most of the Subject Property's soil for development. Decades prior to the original site plan approval of Cantera, the southwestern portion of the Subject Property served as a quarry (see "1998 AERIAL" in Attachment A). The soil used to fill this part of the Subject Property does not meet current soil suitability requirements for development. This requires the proposed "L" shape to the building (see "Site Plan" in Attachment A).

The Applicant has worked closely with Community Development staff over the last two months and revised proposed plans to produce a proposal that meets the Applicant's needs and the Cantera and City Code standards.

### **Potential Site Specific Amendment Request**

In order to implement the Applicant's current proposal, staff has determined that the following site specific amendment would be required:

- ***A Site Specific Amendment/Exception in Special Development District – Cantera to rezone the Subject Property from Office Park Use to Light Industrial Use to accommodate the warehouse use.*** The properties to the north of the Subject Property are already zoned as Light Industrial.

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### **Preliminary Staff Input**

Staff offers the following input based on its understanding of the history of the Subject Property, ongoing interactions with OWK Architects, and review of the Courtesy Review application Information submitted by the Applicant:

#### ***Initial Conclusions:***

1. The site plan shows a drive aisle access connection to the southern parcel on the east side of the parking lot. The engineering grading plan does not show this. The Applicant shall clarify what the intent is. The City's Senior Civil Engineer strongly recommends that this connection should be made.
2. The driveway entrance locations are generally acceptable per the City's Traffic Consultant brief review. However, a turning movement diagram will need to be produced to show that emergency vehicles can navigate the site. Furthermore, sight lines will also have to be analyzed and a Traffic Study may be warranted to analyze what type of access to Bella Vista (full verses limited) would be allowed.
3. The existing stormwater detention basin to the southwest was designed to control stormwater runoff from this lot when fully built out. Ensure that this project's proposed impervious area does not exceed the area assumed during the approved design of the stormwater basin. If it is exceeded, the incremental volume required will have to be based upon Bulletin 75.
4. The project will be required to meet the Stormwater Ordinance requirements for Post Construction Best Management Practices.
5. The site's storm sewer system should be sized to convey the 100-year storm event within the storm sewer as 100-year runoff cannot drain freely to the pond from the Subject Property. A storm sewer easement was granted to the owner of this lot that ensures drainage rights to the pond from this lot.
6. The Applicant shall coordinate with Public Utility Division on the proposed water and sewer service connections during design process. This site was allocated 182 Population Equivalent for sanitary sewer. The Applicant shall coordinate with the City if the proposed site will exceed this as additional sanitary sewer capacity may need to be purchased.
7. The subject property abuts two public right-of-ways to the north (along Bella Vista Parkway) and east (along Mill Street). The road located along the west lot line is a private road within the rear yard. The internal side lot line is located along the south lot line. The site plan's yard references along the west lot line shall be updated from side yard to rear yard building setback.
8. Site Plan's zoning information references exhibits A, H, and E, which were not part of the submission. Applicant shall provide relevant exhibits to verify required building and parking lot setbacks are measured from road centerlines versus lot lines.
9. Property is located with the SD zoning designation of Cantera. The property shall comply with the Cantera development control regulations and be consistent with design guidelines.
10. Elevation drawings shall be revised to be consistent Cantera standards, and to provide building façade elements to break up the flat elevations. All elevations will be visible from the public right-of-ways, in particular the north, east, and south elevations. Staff highly recommends revising the elevations to include architectural interest, including transparency and staggering elevations. The Applicant shall consider adding additional architectural metal panels, aluminum storefront systems, and metal canopies to define each

tenant entrance along the north elevations and along appropriate areas along the west, south, and east elevations.

11. Proposed plans indicate exterior lighting, which are subject to comply with applicable illumination standards. A photometric plan indicating the illumination levels and light fixtures, and fixture cut sheets shall be submitted upon formal submission.
12. Landscaping is proposed and will be subject to the landscape requirements, including applicable Cantera Development Control Regulations. Shall include the following:
  - a. Evergreen trees at the southeast corner of property to provide screening.
  - b. Additional evergreen trees (arborvitae) along the south building elevation and south lot line to screen the parking lot.
13. Solar panels and EV charging stations shall be provided if possible where possible.

**Disclaimer**

Courtesy Reviews are conducted by the Plan Commission free of charge to the Applicant and are designed to provide initial, non-binding feedback on the proposal prior to the Applicant investing significant time and resources into the preparation and submittal of a formal detailed application. Once a more detailed application package is submitted and City elected and appointed officials receive more detailed review comments from City staff and the public during the Public Hearing process, their initial Courtesy Review input may evolve and/or change.



## EXHIBIT C

City of Warrenville  
3S258 Manning Avenue  
Warrenville, IL 60555

(630) 836 3050 tel  
(630) 393 1531 fax  
www.warrenville.il.us

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### MEMORANDUM

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Date: January 27, 2023

To: Dan Marta                      Cliff Toberman  
OKW Architects                  Norman J. Toberman & Associates, LLC

From: Kristine Hocking, P.E., CFM  
Senior Civil Engineer  
City of Warrenville

Re: Cantera Subarea F Lot 2 – OKW Bella Vista Parkway / Mill Street Development  
Preliminary Engineering Plan Review #2

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We have completed our 2<sup>nd</sup> review of the engineering plans for the Cantera Subarea F Lot 2 – OKW Bella Vista Parkway / Mill Street Development with regards to the DuPage County Stormwater and Flood Plain Ordinance, Warrenville's Subdivision Control and Ordinance, and Public Works requirements. We have reviewed the following documents related to this project:

1. ALTA/Land Title Survey, prepared by NV5, dated May 21, 2020.
2. Site, Utility, Grading Plans, Existing Conditions & Demolition Plan, prepared by Norman J. Toberman & Associates, LLC, dated January 11, 2023.
3. Landscape Site Plan, prepared by OKW Architects, dated January 26, 2023.
4. Floor Plan and Elevations, prepared by OKW Architects, dated January 26, 2023.
5. Lighting Photometric Site Plan, prepared by Quest Design Group, dated November 12, 2022.
6. Stormwater Management Report, prepared by Norman J. Toberman & Associates, LLC, dated January 11, 2023.
7. Soil Borings, prepared by Illinois Drilling & Testing Co, dated August 1, 2022.

### ENGINEERING SUMMARY

**ACCESS:** There are two proposed full access driveways. One on Bella Vista Parkway and one on the private north/south access road. The Bella Vista Parkway access point includes revisions to Bella Vista to allow for a left turn lane. The applicant is removing the inter-lot access drive aisle on the west side of the site and keeping the eastern connection. Due to the site layout and grading constraints, this is acceptable. The access driveways, aisles, and parking spot asphalt sections meet the Zoning Ordinance surfacing requirements.

**STORMWATER DETENTION:** There is an existing stormwater management basin to the southwest which was originally designed to control stormwater runoff from this lot when fully built. The applicant confirmed that the proposed new impervious is less than the original design of the lot when the Stormwater management pond was built and has adequate volume for this proposed development.

**BEST MANAGEMENT PRACTICES:** The net new impervious is more than 2,500 square feet, thus Post Construction Best Management Practices (PCBMPs) for Water Quality are required for this development. The applicant confirmed that the existing pond volume meets the stormwater ordinance requirements for PCBMP *volume*. The PCBMP water *quality* requirement is being met by the installation of a Stormceptor stormwater quality structure.

**SPECIAL MANAGEMENT AREAS:** There are no special management areas on the site.

**SEWER & WATER:** There is an existing watermain available to serve the proposed development. The applicant is proposing to connect a 6" PVC service to the watermain along the north/south private road. A private sanitary sewer service has been provided to this lot from the Liberty Mutual lot. The applicant is proposing to connect to this 8" sanitary sewer. Proposed population equivalents for sanitary sewer capacity from this development are 20 PE. There is 182 PEs allowable for the development, so no additional capacity is required.

**EROSION CONTROL:** Erosion control measures are required for this development. The Applicant should provide proposed erosion control measure within the final engineering plan.

**PERMITS:** A City of Warrenton Stormwater and Flood Plain Certification is required due detention, PCBMP, and erosion control requirements. An IEPA NOI will be required due to site disturbance of more than 1 acre. An IEPA Sanitary Sewer permit will be required.

**SITE LIGHTING:** The site is proposing to use uses 45 watt LEDs within the parking lot and mounted on 20' poles. These luminaires and the ones mounted to the building are 3000K fixtures which is acceptable.

The minimum average for medium activity parking lots is 1.0 foot-candles and the maximum is 2.0 foot candles. The average illumination provided is 1.08-1.58 foot-candles. The average to minimum uniformity ratio is near 3:1, which is acceptable. All proposed fixtures are horizontal cutoff and do not protrude below the housing.

## REVIEW COMMENTS

The Site, Utility and Grading Civil Plans and Preliminary Stormwater Report have been stamped "APPROVED WITH CONDITIONS" and the following comments should be addressed **prior to Final PUD approval.**

1. The private unnamed access road shall be resurfaced to provide an adequate asphalt section for semi-truck and box truck traffic. Through a mill and overlay, bring the section of access road from the proposed driveway entrance to Bella Vista up to a minimum structural number of at least 2.9 but preferred as 3.0 (2" surface, 3" binder, 9" CA-6). The existing section has a structural number of 2.7 and is 1.5" surface, 2.5" binder, and 10" CA-6. You would be removing 1" of CA-6 and replacing it with asphalt.
2. The new asphalt pavement on Bella Vista Parkway for the new left turn lane shall match the existing pavement cross section assumed to be 1.5" surface, 7.5" binder, and 4"

- stone. Square off pavement patch. Verify and coordinate with Public Works during construction.
3. Provide correspondence with the Cantera Owners Association regarding the proposed project, truck traffic on the unnamed shared road, and any amendments to the private road access agreement.
  4. Provide correspondence with Liberty Mutual owner regarding the project and proposed modifications to the two access driveways and access easements. Provide a draft amended access agreement with the property owner to the south regarding removing the western cross-access and easement.
  5. Reduce the radius of the northeast curb at the intersection of the unnamed shared road and the internal bump out so that semi truck trailer turning movements won't conflict with the curb.
  6. Show that the route from ADA access spaces to the nearest door are ADA compliant.
  7. Provide spot shots along the public walk near and through the Bella Vista driveway access to ensure turning spaces and slopes meet ADA requirements. Include a detectable warning on both sides of the driveway. Turning space where walk from parking lot meets the public walk should be no more than 2% in each direction.
  8. Provide calculations to support the sizing of the domestic water and fire services.
  9. Provide a detailed final engineering Stormwater report addressing in detail how the DuPage County Stormwater Ordinance requirements will be met for detention and PCBMPs including storm sewer sizing calculations for 100-year event and Stormceptor sizing. Prepare a report similar to the 2013 Liberty Mutual Stormwater Management Report (provided to developer engineer already). The project will be required to meet the Stormwater Ordinance requirements for Post Construction Best Management Practice for volume and water quality.
  10. Provide engineering details. Include in the details for public sidewalk that the depth of concrete of the concrete sidewalk shall be 7" through the driveway access to Bella Vista Parkway. All concrete sidewalk within the City's ROW shall be fiberized. Fiberized concrete shall be Class SI with a minimum 6.1 bag mix, in accordance with section 1020 of the "Standard Specifications for Road and Bridge Construction", latest edition, published by the Illinois Department of Transportation, and ASTM C-1116, and shall include fibrous reinforcement. Fibrous reinforcement is one-half inch ( $1/2$ " ) length synthetic fiber, added at a rate of 1.5 pounds per cubic yard of concrete.
  11. Provide a Plat of Easement to show abrogation's of easements and additions of any other required including access and irrigation easements.
  12. Any retaining wall taller than 3 feet or any wall that includes a surcharge load from a pavement with car loading shall be designed by a structural engineer.
  13. Provide a DuPage County Stormwater Management Application (see attached).
  14. Provide an erosion control plan. Incorporate the City's Standard Erosion Control notes (See attached)
  15. Incorporate the City's Standard Specifications for Water and Sanitary services (see attached).
  16. Submit an EOPCC which would include erosion control, lighting, paving in ROW and the required landscaping.

The Photometric Plans have been stamped “APPROVED”.

Estimated Fees – Required AFTER final zoning approval and PRIOR to Building Permit approval

1. Stormwater Management Review Fee: **\$2,800**
2. Stormwater Inspection Fee: **\$500 + 2.5% of EOPCC Stormwater Improvements.**
3. Final Engineering Review and Inspection: **Based upon the EOPCC for Public Improvements (non-stormwater).**
4. Development Security: **110% of the total EOPCC. This can be a cash bond, Letter of Credit, or a Performance and Payment Surety Bond.**
5. Other building permit fees will be calculated prior to building permit issuance.

Attachments:

1. DuPage County Stormwater Management Application
2. City Erosion Control Notes
3. City Standard Specifications







# DUPAGE COUNTY STORMWATER MANAGEMENT CERTIFICATION APPLICATION (2/2)

Community Tracking No: \_\_\_\_\_

DuPage County Tracking No: \_\_\_\_\_

### 14. Statement of Opinion for Presence of Flood Plain, Wetlands, and Buffers (15-47-A.5)

I acknowledge the presence of flood plain.  
 I deny the presence of flood plain.

\_\_\_\_\_  
Signature of Qualified Professional      Date

\_\_\_\_\_  
Printed Name

I acknowledge the presence of wetlands.  
 I deny the presence of wetlands.

\_\_\_\_\_  
Signature of Qualified Professional      Date

\_\_\_\_\_  
Printed Name

I acknowledge the presence of buffers.  
 I deny the presence of buffers.

\_\_\_\_\_  
Signature of Qualified Professional      Date

\_\_\_\_\_  
Printed Name

### 15. Soil Erosion & Sediment Control Submittal Requirements (15-50.B) (For developments with less than 1 acre of land disturbance that are not part of a larger common plan)

I certify that the development meets the soil erosion and sediment control design criteria found in Article VII have been met.

\_\_\_\_\_  
Signature of Qualified Designer      Print Name      Date

### 16. Soil Erosion & Sediment Control Requirements (15-59.W) (For developments with land disturbing activities greater than 1 acre)

I acknowledge that the site complies with the IEPA NPDES ILR10 Permit.

\_\_\_\_\_  
Signature of Applicant      Print Name      Date

### 17. Acknowledgement of Required As-Built Plans (15-47.B)

I acknowledge that a record drawing signed by either a Professional Engineer or a Professional Land Surveyor depicting the as-constructed size, rim, and invert elevations of pipes, stormwater structures and culverts, and contours and flood storage volumes of all required basins of the major stormwater systems and minor stormwater systems shall be submitted for review and approval upon completion of the stormwater facilities.

\_\_\_\_\_  
Signature of Owner      Print Name      Date

### 18. Intentional Misrepresentation Under Penalty of Perjury

I declare that I have examined and/or made this application and rider, and it is true and correct to the best of my knowledge and belief. I realize that the information that I have affirmed hereon forms a basis for the issuance of the stormwater management certification(s) herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of any applicable ordinance or to excuse the owner or his successors in title from complying therewith. The Owner and Applicant each understand and agree to construct said improvement in compliance with all provisions of the applicable ordinances.

\_\_\_\_\_  
Signature of Applicant      Print Name      Date

\_\_\_\_\_  
Signature of Owner      Print Name      Date

### **DO NOT WRITE BELOW THIS LINE**

#### 19. Security (15-54)

Stormwater Facilities \$ \_\_\_\_\_

Wetlands/Natural Area \$ \_\_\_\_\_

SE/SC \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

#### 20. Stormwater Fees

Community Review \$ \_\_\_\_\_

DCSM Review \$ \_\_\_\_\_

Fee-in-Lieu \$ \_\_\_\_\_ \$ \_\_\_\_\_  
Wetland BMP

#### Seal/Stamp

Certifications expire December 31<sup>st</sup> of the third year of Certification or Authorization, whichever is earlier.

### 21. Final Approvals (See Certification letter for special conditions and general conditions.)

Community Certification \_\_\_\_\_  
Date Approved by/title

County Authorization \_\_\_\_\_  
Date Approved by/title

## **STANDARD CITY OF WARRENVILLE EROSION CONTROL NOTES**

1. Sediment and erosion control devices shall be installed and functional before the site is otherwise disturbed. All runoff from disturbed areas shall be filtered by silt fence. In addition to silt fence, disturbed areas draining more than one acre but fewer than five acres shall incorporate a temporary sediment trap at the outfall and disturbed areas draining more than five acres shall incorporate a temporary sediment basin at the outfall.
2. If a stockpile is to remain in place for more than three days, it shall be surrounded by silt fence. If a stockpile is to remain in place for more than 7 days, it shall be protected with temporary seeding.
3. All flared end sections shall be protected by sediment traps and/or perforated riser pipes until ground cover has been established. Filter fabric or filter baskets shall be installed under all inlet and catch basin grates and shall be maintained until ground cover has been established.
4. Water pumped from the site shall be filtered through the use of a silt bag on the end of the discharge hose.
5. A specific area shall be designated as a concrete wash location and shall be surrounded by silt fence.
6. All soil, mud and construction debris washed, tracked or otherwise deposited on street pavement shall be removed immediately and a wash-down facility shall be provided for all construction vehicles leaving the site.
7. Vehicular access to the site shall be restricted to a temporary gravel construction entrance. The temporary construction entrance shall be installed before the start of construction and shall remain in place until the permanent driveway is installed.
8. Seed with mulch or erosion blanket, or sod, shall be placed on all disturbed areas within 7 days of top soil placement and final grading. Silt fence shall remain in place until a healthy stand of grass has been established.



# **CITY OF WARRENVILLE STANDARD SPECIFICATIONS**

## **WATER MAIN, SANITARY SEWER AND STORM SEWER**

### WATER MAIN

1. All open cut water main shall be polyvinyl chloride plastic (PVC) pressure pipe per AWWA specification C-900, Class 150 (DR-18). The above pipe and fittings shall be furnished with elastomeric gasket joints conforming to ASTM F477. Trench Backfill shall be utilized to twelve inches (12”) above the top of the PVC water main.
2. All water main installed by horizontal directional drilling shall be PVC per AWWA specification C-900 with CertaLok joints. Assembly and installation of pipe shall be in accordance with the manufacturer’s instructions. All material specifications shall be submitted to the City and approved prior to installation.
3. Copper clad steel (SSC) blue tracer wire shall be installed directly over the center of the water main in the trench with a maximum separation of four inches (4”) above the pipe. The tracer wire will be installed with the water main and attached to all in-line valves, hydrant valves, hydrants and service lines to insure signal conductivity along all portions of the new main. Connections shall be DryConn 3-way Direct Bury Lug OR Copperhead Mainline-to-Service Connector 3WB-01.
  - a. For open trench, a Copperhead High Strength 1230 wire shall be used.
  - b. For directional boring, a Copperhead Extra High Strength 1245 shall be used.
  - c. For pipe bursting, a Copperhead SoloShot Xtreme Strength 7x7 stranded PBX-50 shall be used.
  - d. For fire hydrants, tracer wire shall terminate at trace wire access box. Copperhead T3-75-F shall be used.
4. Fittings shall be ductile iron, 250 psi pressure rating, cement mortar lined with restrained push-on joint or mechanical joint with MEGALUG retainer glands, or approved equal.
5. Water Main Bolts shall be stainless steel ASTM 304.
6. Restrained Joints - All fittings shall have restrained joints. All water main piping in casing shall have restrained joints. Restrained joints shall be push joint with a field lock gasket or a mechanical joint with MEGALUG retainer glands, or approved equal. All bends, tees, and dead end piping must be restrained a minimum of 24' in both directions of the fitting. Thrust cement blocking of all fittings, hydrants, and dead end piping is required.
7. Pressure connections - Pressure tapping sleeves shall be all stainless steel.
8. All valves shall be resilient wedge gate valves installed in a precast concrete vault. Valves shall be Mueller, Waterous, or Clow manufacture. All bolts shall be stainless steel.

9. Valve vaults shall be pre-cast concrete units. For water mains 8-inch diameter or less, the vault shall be 48-inch inside diameter. For water mains 10-inch diameter and greater, the vault shall be 60-inch inside diameter.
10. Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word "WATER" shall be cast in the cover.
11. Casing - Spacers All joints within the casing shall be restrained. Spacers shall be installed on all pipe in casing. Spacers shall be bolt on style with a shell made in two sections of heavy t-304 stainless steel. Casing shall be filled with pea gravel or sand and sealed at both ends.
12. All ductile iron pipes and fittings are required to be encased in 8-mil polyethylene conforming to AWWA C-105.
13. It shall be the responsibility of the contractor to obtain and supply certification for all materials. Shop drawings shall be submitted to and approved by the City before installation.
14. Depth of bury for water main to be 5'-6" (minimum).
15. Installation shall conform to "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.

#### FIRE HYDRANTS

1. Hydrant shall be FM approved and UL listed, shall conform to AWWA C-502, and shall have breakaway safety flanges.
2. Hydrants shall be Mueller Centurion, Waterous WB67-250, or Clow Medallion.
3. All bolts shall be stainless steel from and including the breakaway flange to the inlet on the hydrant shoe.
4. All hydrants shall have a bronze cross arm / top plate.
5. Connecting piping shall be six-inch (6") diameter shall be polyvinyl chloride plastic (PVC) pressure pipe per AWWA specification C-900, Class 150 (DR-18). The above pipe and fittings shall be furnished with elastomeric gasket joints conforming to ASTM F477.
6. Main Valve opening shall be five and one quarter inch (5-1/4") in diameter, compression type, with a brass drain valve.
7. Nozzles shall have threaded male ends conforming to "American National Standard Fire Hose Connection Screw Threads. The hydrant shall have two nozzles of 63 mm which are 2-1/2" and one pumper nozzle of 114 mm (4-1/2") with caps and chains.
8. Hydrants shall have a minimum working pressure of 175 psi.
9. Hydrants shall open in a counter-clockwise direction, as indicated by an arrow and the word "OPEN" on the dome.
10. Hydrants shall be painted a high visibility red, factory applied paint. Hydrants shall have a six-inch (6") auxiliary valve with box on the inlet piping. Valve shall meet water main piping

specifications for the City of Warrenville. Auxiliary valve attached to hydrant shall have stainless steel bolts at the flange inlet.

11. Connection of six-inch (6") piping shall be restrained joints from the tee at the water main to the inlet of the hydrant with field lock gaskets for push joint and MEGALUG retainer glands, or approved equal for mechanical joint.

## WATER SERVICES

1. For water services 2-inch diameter and less shall be Type "K" copper OR ADS potable water service tubing (CTS) pipe SDR 9. Pipe requirements of ASTM D2737, AWWA C901 and NSF Standard 14 and 61. Pipe dimensions shall meet Copper Tubing Size (CTS) standards. Minimum service size of one-inch (1") diameter. Non-copper services will require copper clad steel (SSC) blue tracer wire. See Watermain specifications for types.
2. Brass shall be Mueller or Ford. All brass is to have compression fittings. Compression fittings must be of the stainless full circle ring retainage. No set screws are allowed. Flair fitting are NOT acceptable.
3. B-Boxes shall be of the arch pattern design with a telescoping one and one quarter-inch (1-1/4") iron pipe upper section, pentagon nut access, enlarged base for 1-1/2" roundways and larger, manufactured in the USA.
4. Tapping saddle at minimum shall be epoxy coated ductile with two stainless steel bands. All stainless steel saddles are acceptable. Manufactured in USA.
5. All repair clamps shall be full circle stainless steel.
6. Depth of bury for water services to be 5'-6" (minimum) to 6'-6" (maximum).

## SANITARY SEWER

1. All sanitary sewer and sanitary sewer service pipe shall be SDR 26 ASTM D-2241 and fittings shall meet the requirements of ASTM D-3139 or equivalent. Note: This is a pressure rated pipe.
2. Sanitary sewer services shall be a minimum of 6-inches in diameter. Cleanout should be provided (preferred outside of home).
3. All sanitary sewers shall be air and mandrel tested, and televised, including private commercial lines between inspection manhole and the public sanitary sewer. Copies of DVDs and reports shall be provided to the City.
4. Sanitary sewer manholes shall have openings for the pipe connections cast into the wall of the structure. Rubber gasketed coupling (boot) with stainless steel bands / retainers shall be per ASTM C-923.
5. When connecting to an existing manhole, the hole must be cored and a rubber gasketed coupling (boot) with stainless steel bands / retainers shall be per ASTM C-923. The bench

shall be removed and repoured, if necessary. Rubber boots/seals must be used where pipes enter manholes. The internal connection shall be dressed up with non-shrink hydraulic cement. Hydraulic cement, mortar, and concrete must be of the strength and water-tightness quality as specified in the ASTM standards

6. When connecting a new sanitary service to an existing sanitary sewer main without an existing wye, contact Public Works to determine which one of the two following methods shall be used:
  - a. A section of the main shall be cut out to install a new wye. Connection between the existing sanitary sewer and the new wye shall be made with non-shear mission couplings with two stainless steel bands to a point where the coupling cannot shift.
  - b. Core the existing main and make the connection with an INSERTA TEE connection or an approved equal
7. Sanitary manholes shall be pre-cast concrete units. For sanitary sewers 18-inch diameter or less, the manhole shall be 48-inch inside diameter. For sanitary sewers 21-inch diameter and larger, the manhole shall be 60-inch inside diameter.
8. Frames and lids shall conform to Neenah Foundry R-1713 or approved equal or otherwise noted in plans and the word "SANITARY" shall be cast in the cover. The lid shall be a self-sealing solid lid with watertight gasket and concealed pickhole. Any manhole within a floodplain shall have a watertight, boltdown frame and lid, Neenah R-1916-F1 or approved equal.
9. All commercial buildings shall have an inspection manhole.
10. Manhole sections and adjusting rings shall be sealed with butyl rope.
11. Sanitary manholes shall have a poured concrete bench.
12. Rings / steps shall be installed in manholes unless specifically prohibited.
13. External chimney seals (Cretex or approved equal) and MacWrap will be required with all sanitary manholes. The frame, chimney, and top "lip" of the cone section shall be required to be sealed with a chimney seal. This should be observed by the City prior to backfilling.
14. No ground water will be allowed to enter the sanitary sewer during or after construction.
15. No more than twelve inches (12") of adjusting rings are allowed.

### STORM SEWER

1. All storm sewers 18-inch diameter and less shall be PVC SDR26 with pipes and fittings meeting ASTM D-3034.
2. All RCP storm sewers shall be installed with rubber gasket joints.

3. The minimum storm sewer size allowed in the public right-of-way will be 10-inch diameter unless conditions warrant a smaller size.
4. On private property, storm sewer installed to drain an existing depressional area shall generally be six-inch or eight-inch (6" or 8") diameter, unless a larger size is supported by calculations.
5. Storm manholes and catch basins shall be pre-cast concrete units. For storm sewers 21-inch diameter or less, the manhole shall be 48-inch inside diameter. For storm sewers 24-inch through 42-inch diameter, the manhole shall be 60-inch inside diameter. For storm sewers 48-inch diameter and larger, the manhole shall be 72-inch inside diameter.
6. Rings / steps shall be installed in manholes unless specifically prohibited.
7. The minimum size structure shall be a 2-foot diameter precast concrete inlet, unless conditions warrant a different structure.
8. Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word "STORM" shall be cast in the cover.
9. Allowable curb and parkway castings for inlets and catch basins:
  - a. When a barrier curb is present, use a Neenah R-3275 frame and grate (for B-6.12 curb and gutter, widen gutter section to accommodate larger grate).
  - b. For some slope conditions when a barrier type curb is present, a Neenah R-3065-L frame and grate may be used (for B-6.12 curb and gutter, widen gutter section to accommodate larger grate).
  - c. When roll curb is present, use a Neenah R-3501-P frame and grate.
  - d. In lawn areas, use beehive type grate, Neenah R-4340-B.
  - e. In lawn areas where a lot of trees are present, in public right-of-way and in ditches, use stool type grate, Neenah R-4342.
  - f. When applicable in parking lots or lawn areas, use round grate Neenah R-2502-A.

**Round grates will not be allowed in the street.** Equivalent substitutions may be permitted, if approved by Public Works.